



- WELL PRESENTED APARTMENT IN PRESTIGIOUS MORGANS QUAY DEVELOPMENT
- SITUATED CLOSE TO THE BEACH AND TOWN CENTRE
- LOUNGE, MODERN FITTED KITCHEN
- TWO BEDROOMS WITH FITTED BEDROOM FURNITURE
- MODERN FITTED SHOWER ROOM
- AMPLE STORAGE
- ALLOCATED UNDER GROUND PARKING
- NO ONWARD CHAIN

**Strand, Teignmouth, TQ14 8XZ**

**Guide Price £200,000**

A rare opportunity acquire an apartment within what was known as Morgan Giles boatyard, converted into Morgan's Quay in the late 1980's. An exclusive development situated within a stone's throw of both the back beach and Teignmouth beach. This apartment is well presented and would make an excellent holiday home or residence. Situated in a superb location and benefitting from secure under ground allocated parking. The apartment briefly comprises; lounge, modern fitted kitchen, two bedrooms with fitted bedroom furniture and a modern fitted shower room. Offered for sale with NO ONWARD CHAIN.



## Property Description

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Secure entry into a tastefully decorated communal hallway, with lift and stair access to the first floor.

Door to...

### APARTMENT 43

#### ENTRANCE HALLWAY

Door to useful storage cupboard with slatted shelving and hot water cylinder. Modern electric radiator. Door to cloaks/store cupboard. Doors to...

#### LOUNGE

uPVC double glazed window overlooking the quadrant with deep display sill. Arch through to...

#### KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under counter tops with integrated one and a half bowl stainless steel drainer sink unit, ceramic hob, tiled splash backs, integrated electric oven and microwave, plumbing for washing machine, plumbing for dishwasher, recessed shelving, space for upright fridge freezer, larder style unit, sliding drawers, corresponding eye level units, under counter lighting, concealed extractor, fitted fold away table/breakfast bar.

#### BEDROOM ONE







uPVC double glazed window overlooking the rear aspect, range of fitted bedroom furniture with wardrobes and dressing table, additional built in wardrobes.

**BEDROOM TWO**

uPVC double glazed window overlooking the rear aspect. Built in wardrobes.

**MODERN FITTED SHOWER ROOM**

Shower enclosure with sliding glazed door and screen, fitted Mira shower, WC, wash hand basin set into high gloss vanity unit, fitted extractor, wall hung electric heater.

**OUTSIDE**

Secure under ground parking.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

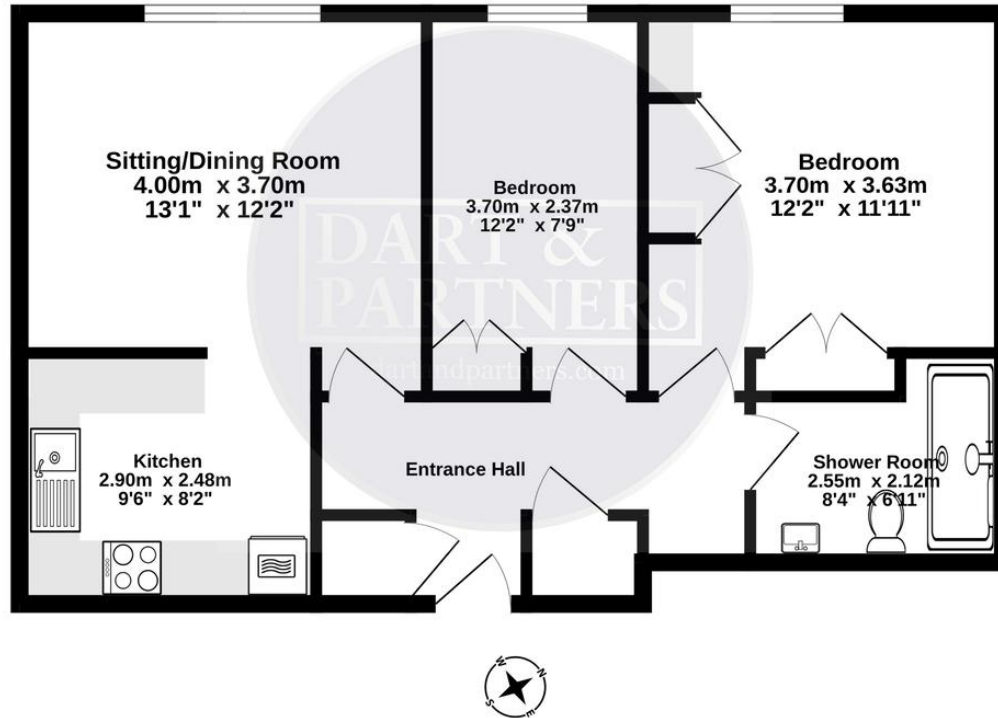
Service Charge Review:

Council Tax Band

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**2nd Floor**  
**58.5 sq.m. (630 sq.ft.) approx.**



**TOTAL FLOOR AREA : 58.5 sq.m. (630 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



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